

Mr Darren Jolley  
Wcec Group Ltd  
South Building  
Staple Inn Buildings  
High Holborn  
London WC1V 7PZ

Application Ref: **2015/5195/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

24 November 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**Site at 264-270 Finchley Road**  
**London**  
**NW3 7AA**

Proposal:  
Details of drainage required by condition 9 (Drainage Strategy) of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).

Drawing Nos:  
Surface Water Calculations by Evolve, Drainage Technical Memo dated 14th September 2015, Dwg.No 1973-01-500 RevC.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for granting permission:

The application seeks to discharge a drainage strategy required by condition 9



(Drainage Strategy) of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).

The details submitted have been reviewed by the Council's Sustainability officer who accepted that the submission following additional details and justifications would justify the policy requirement to follow the drainage hierarchy, which means prioritising attenuating water in open water features. Thames Water also consider that the submissions following additional details are satisfactory.

Additional information in the form of a revised drainage plan and surface water drainage calculation report were submitted which made allowances for porous paving, rain garden planters and a larger green roof in the design, which would eliminate the need for below ground storage. The proposed building would not be at risk of flooding, this is due to the levels being higher than the drainage system and the surface and foul water systems are protected from surcharge with the use of non-return valves at the outfall.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 9 and the details are in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant is advised that the following conditions associated with planning permission 2014/3327/P dated 31/03/2015 require the submission of further details: 3 (samples) and 8 (piling)(if applicable).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment

